

PLANNING AND ZONING COMMISSION  
AGENDA  
PUBLIC HEARINGS / REGULAR MEETING  
Tuesday, November 9, 2010, at 7:00 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT

RECEIVED

PUBLIC HEARINGS

2010 NOV -5 -A 9:1  
*Carly A. [Signature]*  
HEBRON TOWN CLERK

- I. Petition 2010-6, Subdivision and Special Permit Applications of James Grossman on property owned by James Grossman of Delray Beach, FL and Agnes Stern of Boca Raton, FL, for approval of a Re-Subdivision under the Hebron Subdivision Regulations and an Open Space Subdivision including Rear Lots under Sections 8.18 and 8.1 of the Hebron Zoning Regulations on 123.8 acres of land, premises located with frontage on the west side of Hillcrest Drive, the south side of Lake Road, and the east side of CT RT 85 (Church Street) (Assessor's Map #10, Parcel #20 and Assessor's Map # 2, Parcel # 2), R1 District and also included within the SSD and AP Overlay Districts. (**Latest Hearing Closure Date: 12-14-10**)
  
- II. Petition 2010-8, Special Permit Application of Nicholas Lulick to permit a conversion of an existing 1<sup>st</sup> floor three-car garage to a 1<sup>st</sup> floor 2-bedroom apartment with a detached three-car garage, in accordance with Sections 5.7.2(b) and 8.1 of the Hebron Zoning Regulations on 1.02 acres of land located at 25 Wall Street, HG District. (**Public Hearing to be rescheduled**)

REGULAR MEETING

- I. Call to Order/Roll Call
  
- II. Approval of Minutes – October 20, 2010 - Special Meeting  
October 26, 2010 - Public Hearing / Regular Meeting
  
- III. Recognition of Guests
  
- IV. Action on Pending Applications
  - A. Petition 2010-6, Subdivision and Special Permit Applications of James Grossman, for approval of a Re-Subdivision under the Hebron Subdivision Regulations and an Open Space Subdivision including Rear Lots, west side of Hillcrest Drive, the south side of Lake Road, and the east side of CT RT 85 (Church Street), R1 District and also included within the SSD and AP Overlay Districts.
  
  - B. Petition 2010-8, Special Permit Application of Nicholas Lulick to permit a conversion of an existing 1<sup>st</sup> floor three-car garage to a 1<sup>st</sup> floor 2-bedroom apartment with a detached three-car garage, 25 Wall Street, HG District.
  
- V. New Business
  - A. New Applications
    1. Petition 2010-12, Application for Change in Use from Hayden O. Houston, Jr. at 7 Liberty Drive, GB District (**Latest Decision Date: 1-31-11**)
  
    2. Sign Application, Hebron Center Nursery School, 1 Lebanon Road, R-1 District

**PLANNING AND ZONING COMMISSION**  
**AGENDA (cont.)**  
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B. Set Public Hearing Date - None

C. New Business

1. Referrals from Town of Bolton re: proposed regulation changes
2. Other New Business

VI. Adjournment

Next Meetings:   December 14, 2010 - Regular Meeting / Public Hearings  
                          January 11, 2011 - Regular Meeting / Workshop

/dmg

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